

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Bradley Swing, AICP, Planner II

SUBJECT: Plat, P 6-3-02 Millcreek Ranches, Pulice Land Surveyors, Inc./Southern Homes of Davie, IV, Inc., 2600 SW 148 Avenue/ Generally located on the west side of SW 148 Avenue between SW 26 Street and SW 36 Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS MILLCREEK RANCH AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF: The applicant requests approval of the resolution for the proposed plat to be known as Millcreek Ranches. The subject site area consists of approximately 867,555 square feet or 19.92 acres for the proposed development of 18 detached single family units. Access is provided by a 90-foot access opening on SW 148 Avenue approximately 340 feet south of the north limits of the plat with a non-vehicular access line along the remaining portion of the east limits of the plat. A 20-foot landscape buffer, which includes a 10-foot recreational trail easement and a 10-foot utility easement, has been dedicated along the eastern limit of the plat. A 10-foot utility easement has been dedicated along the northern limit of the plat and a 20-foot canal maintenance easement has been dedicated along the southern limit of the plat. A 30-foot drainage easement, which includes a 10-foot landscape buffer, has been dedicated along the western limit of the plat. A 10-foot utility easement has been dedicated along the western limit of the plat, east of the drainage easement. A 25-foot Right-of-Way has been dedicated along the western limit of the plat and a 10-foot Right-of-Way has been dedicated along the eastern limit of the plat.

PREVIOUS ACTIONS: None

CONCURRENCES: At the May 28, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to deny. (Motion carried 4-1 with Mr. McLaughlin being opposed).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Attachment(s): Plat, Resolution, Future Land Use Map, Subject Site, Zoning Map and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS MILLCREEK RANCHES AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as Millcreek Ranches has been reviewed by the Town Planning and Zoning Board on May 28, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as Millcreek Ranches is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2003.

Application #: P 6-3-02/Millcreek Ranches
Exhibit "A"

Revisions: 6/4/2003
Original Report Date: 5/22/2003

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:

Name: Southern Homes of Davie,
IV, LLC

Agent/ Council:

Name: Jane Storms, Dir. of Platting
Pulice Land Surveyors, Inc.

Address: 1401 University Drive

Address: 5381 Nob Hill Road

City: Coral Springs, FL 33071

City: Sunrise, FL 33351

Phone: (954) 753-1730

Phone: (954) 572-1777

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat to be known as Millcreek Ranches.

Affected District: District 4

Address/Location: 2600 SW 148 Avenue/Generally located on the west side of SW 148 Avenue between SW 26 Street and SW 36 Street.

Future Land Use Plan Designation: Residential (1 DU/AC)

Existing Use: Vacant

Existing Zoning: A-1, Agricultural District

Proposed Use: 18 detached single family units.

Parcel Size: 19.92 acres (867,555 square feet)

Surrounding Existing Use:

North: Single Family Residential
South: Single Family Residential
East: Single Family Residential/vacant land
West: Farm

Surrounding Future Land Use Plan Designation:

North: Residential (1 DU/AC)
South: Residential (1 DU/AC)
East: Residential (1 DU/AC)
West: Residential (1 DU/AC)

Surrounding Zoning:

North: A-1, Agricultural District
South: R-1, Estate Dwelling District
East: A-1, Agricultural District
West: A-1, Agricultural District

ZONING HISTORY

Related Zoning History: None

Previous Requests on Same Property: None

APPLICATION DETAILS

The applicant's submission indicates the following:

1. The site area consists of approximately 867,555 square feet (19.92 acres) for the proposed development of 18 detached single family residential lots.
2. The plat provides for a 90-foot access opening on SW 148 Avenue approximately 340 feet south of the north limits of the plat with a non-vehicular access line along the remaining portion of the east limits of the plat.
3. A 20-foot landscape buffer, which includes a 10-foot recreational trail easement and a 10-foot utility easement, has been dedicated along the eastern limit of the plat.
4. A 10-foot utility easement has been dedicated along the northern limit of the plat and a 20-foot canal maintenance easement has been dedicated along the southern limit of the plat.
5. A 30-foot drainage easement, which includes a 10-foot landscape buffer, has been dedicated along the western limit of the plat. A 10-foot utility easement has been dedicated along the western limit of the plat, east of the drainage easement.

6. A 25-foot Right-of-Way has been dedicated along the western limit of the plat and a 10-foot Right-of-Way has been dedicated along the eastern limit of the plat.

SIGNIFICANT DEVELOPMENT REVIEW AGENCY COMMENTS

All agency comments have been satisfied.

APPLICABLE CODES AND ORDINANCES

Section 12-360(B)(1) of the Land Development Code, platting requirements.

Comprehensive Plan Considerations

Planning Area: The subject property is within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The proposed plat is in Flexibility Zone 113.

Applicable Goals, Objectives & Policies: The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/ Findings of Fact

The proposed plat is generally consistent with the Comprehensive Plan and Land Development Code as it relates to use, location, size.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

3. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
 4. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.
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Planning and Zoning Board Recommendation

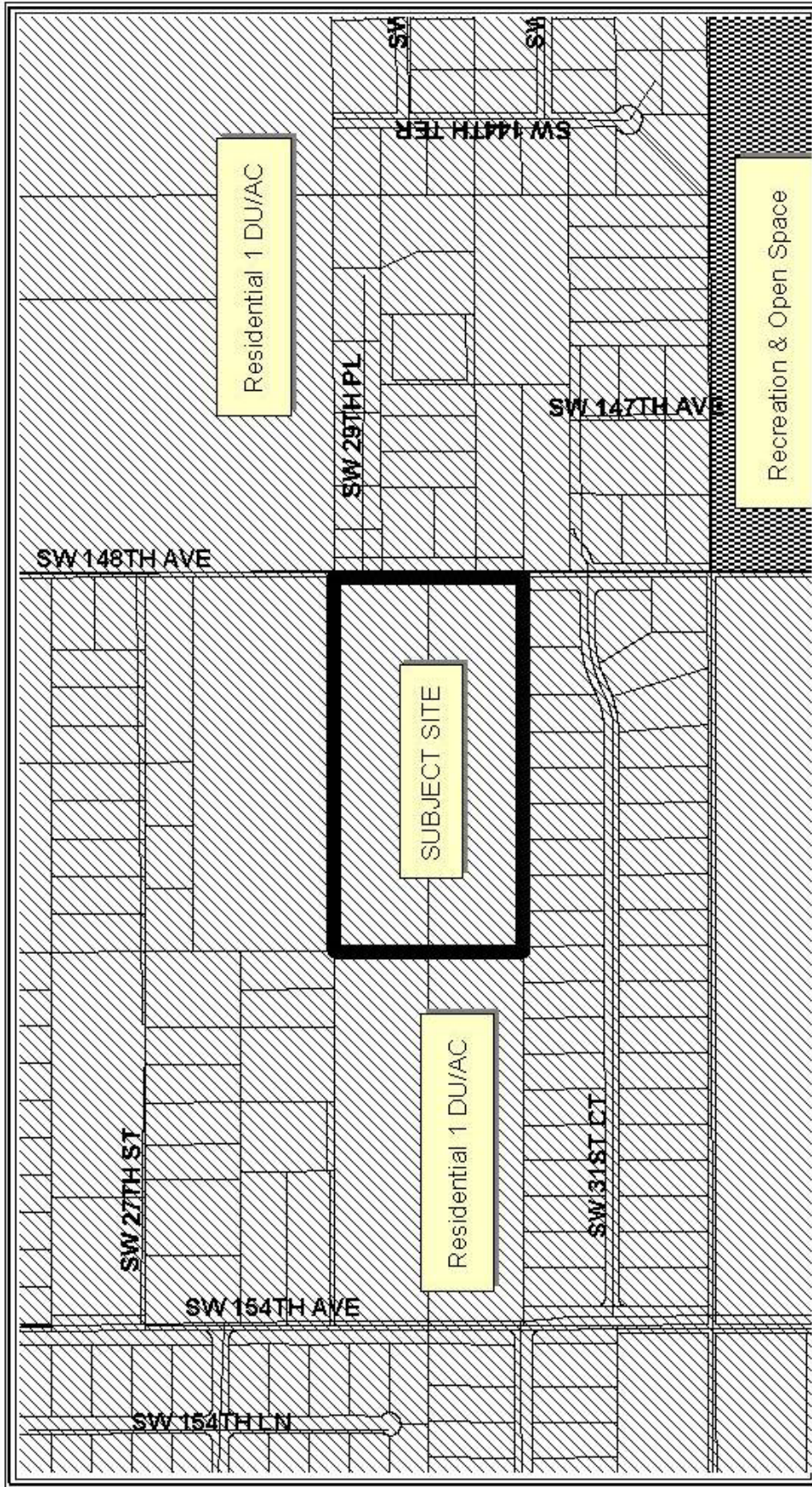
At the May 28, 2003, Planning and Zoning Board meeting, Ms. Lee made a motion, seconded by Vice-Chair Waitkus, to deny. (Motion carried 4-1 with Mr. McLaughlin being opposed)

Exhibits

1. Plat
2. Future Land Use Map
3. Subject Site, Zoning and Aerial Map

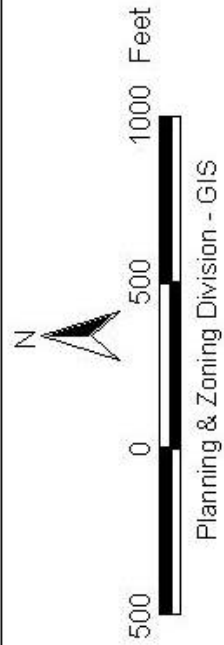
Prepared by: _____

Reviewed by: _____



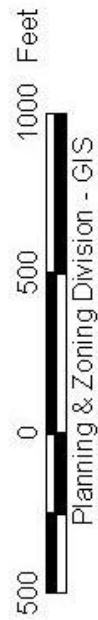
**PLAT
P 6-3-02
Future Land Use Map**

Prepared By: B.S.
Date Prepared: 5/15/03





Date Flown:
12/31/00



PLAT **P 6-3-02** **Subject Site, Zoning** **and Aerial Map**

Prepared By: BS
Date Prepared: 5/15/03